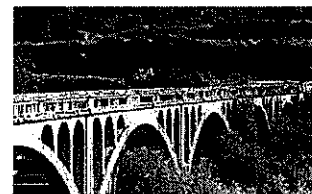


BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Subject: Meeting minutes of Bonsall Community Sponsor Group

Date: April 1, 2008

Time: Meeting started at 7:04 PM

Location: Bonsall Community Center

Roll Call: Present: Morgan (Chair), Davis, (Vice Chair), Lintner, Mallett, Norris
Absent: None; two vacancies

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APR 30 2008
San Diego County

DEPT. OF PLANNING & LAND USE

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

1.0 ADMINISTRATIVE

1.2 The Pledge of Allegiance was led by Mr. Davis

1.3 Corrections to the agenda: The following are additions to the agenda and are informational:

Planning and Sponsor Group Member Training Sessions - Training sessions are scheduled for Planning and Sponsor group members and are coordinated by the County of San Diego. The North County training session will be held on Saturday May 3, 2008 in Escondido.

General Plan Update – The densities for TM5158, called Ranch Elevado, were changed and the property owner is not happy with the new designation which was reduced from 1 dwelling unit (DU) per 10 acres to 1 DU per 20 acres. Because the project was “vested” the BCSG is requesting the County General Plan Update staff return to the meeting in May to discuss this issue.

New County Noise ordinance – The county of San Diego has drafted a new noise ordinance that can be reviewed online. Comments on the ordinance can be sent to Joseph Farace by email at joseph.farace@sdcounty.ca.gov.

TPM20860 was deemed incomplete by the County and applicants need to resubmit all plans.

1.4 Approval of March 4, 2008 Meeting Minutes – Motion by Lintner to approve as with minor typos corrected; second by Norris; Passed 5-0.

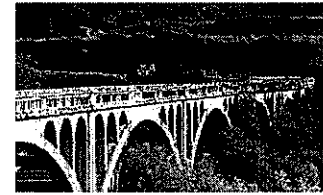
1.5 Subcommittee/Meeting reports:

- San Luis Rey Watershed Council – The group is preparing to submit articles of incorporation and public benefit corporation paperwork to the State of California within the next two months to establish themselves as a nonprofit organization.
- I-15 Committee – There was discussion about the silicosis impact from the proposed quarry projects in the area. Rosemary's Mountain has started blasting.
- General Plan Update – The Draft Village Limit Line/Rural Village Boundary definitions provided by the County after gathering input from the BCSG does not reflect what the BCSG members conveyed. This information needs to be corrected. GP Update staff will be requested to return to the May meeting to discuss and clear up the discrepancy.



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- Sprinter – 7,500 people per day are using the Sprinter. With this number of riders, it costs approximately \$55,000 per person to ride.
- LAFCO – The 300 acre agricultural growing field just north of the Vista City Line on Vista Way is requesting annexation to the City of Vista. 1/3 of the property is within the sphere of influence of Vista. The Farm Bureau has expressed concern in this possible annexation as it will remove this important farmland from the region and be replaced with housing
- Fire Update – The local fire safe councils are planning a joint meeting in the near future.

- 1.6 Caltrans: Highway 76 Expansion Update – Mark Phelan with Caltrans returned to provide the latest updates on the expansion of Highway 76. In October 2007 the Draft Environmental Impact Report (EIR) for the Melrose Drive to Mission Road section was released for public comment. Over 250 comments were received both from the public and other regulatory agencies. The approximate response time to the comments is one year. The final EIR, which will incorporate those comments and responses, is scheduled to be released in November 2008. Construction on the Melrose to Mission section is planned for sometime in 2009 with completion by 2012. The Mission Rd to I-15 section timeline will begin with a public scoping meeting in summer 2008. Construction completion for this section is planned for 2014.

The most difficult section is the downtown Bonsall area. There is no good solution to address all of the impacts thus the best solution, according to Caltrans, was being presented. The section between Olive Hill Road and Mission Rd. is the highest traveled section with 65,000-70,000 vehicles per day. There are many environmental challenges in this area specifically the cultural resources which cannot be “moved”. Thus the highway has to circumvent those cultural resources adding challenges to the design of the project.

There will be a signal at Olive Hill/Camino Del Rey, Mission Road and the one in the middle at Thoroughbred Lane. All of these signals will be interconnected.

Caltrans staff is working with county staff to accommodate the horse riders in the area to be able to access the trails adjacent to the river. There will be under crossings to accommodate wildlife and the horse riders.

2. PLANNING AND LAND USE

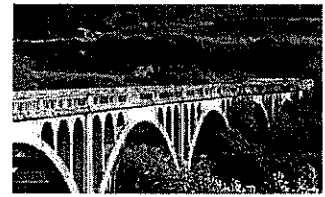
2.1 TM5492 Brisa del Mar – This site was approved for a 36 lot map with 33 residential homes in 1992 (TM4793) and included a certified EIR. That map expired along with the certified EIR. In April 2006 a new property owner submitted plans for a 25 lot split project which is what is being reviewed at this meeting.

This project proposes 22 residential lots on 206 acres and three open space lots covering 110 acres. This project would be lot sales with no merchant builder. The County requested a second access point is proposed to go through a 96 acre parcel to the west of this project site. The main access point will be over Moosa Creek and the current bridge will be replaced.



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Camino Del Rey is designated as a rural collector road and this project requires the improvement of that road to an 84 foot right-of-way (ROW). The Bonsall Community Sponsor Group has previously requested from the County, and is requesting again, that this road not be improved to usual width. Expansion of this road to the 84 width ROW will negatively impact the adjacent Creek and also eliminate the rural community character that this road currently provides in the area. The BCSG agrees with the applicant to request a waiver of design characterization for the road improvement in this section of Camino del Rey. Steve Ron at the County has our list of road design and includes that Camino Del Rey remain as a two lane road with no more than a 60 foot ROW.

With the exception of rounding out the extreme curves of Camino Del Rey, the applicant was requested to work with the County to incorporate trails as part of the ROW width and make sure that the trails tie in with the regional trail system. There is one section of Camino Del Rey that won't be able to accommodate the trail directly adjacent to the road. The applicant has requested that the trail then be directed onto the property where there is a pinch point in the road and have the trail return to Camino Del Rey where the road accommodates the width for the trail. The BCSG members agree with this suggestion. The applicant has requested that a subcommittee of the BCSG be formed to assist in negotiations with the County staff.

Because this project had a certified EIR at one time for a higher density of homes, the applicant is requesting from the county an addendum to the first EIR. Depending on the County's response the applicant may have to submit a new EIR. This project is scheduled to re-submit plans to the County in April 2008.

2.2 TPM20986 Kirkowicz – This project was last reviewed in September 2006. It is a two way lot split with one panhandle/hammerhead lot. No project applicant was available at the meeting to answer questions. **A motion was made by Norris to continue the project with the following conditions:**

- Request county staff to review previous BCSG comments on this project
- Irregular lot design, panhandle lot – request changing boundaries of lot split or provide good reasoning for lot design
- Pads are being raised too high; request reasoning for pad height
- Grading is onerous near Fariview Drive; request additional cross sections for grading
- No fire department turn-around; request design approval letter from fire department
- Depict permanent stormwater facilities on plans

Second by Lintner; passed 5-0.

2.3 TPM 20633 Marks Residence – This is a two lot split located off of Gopher Canyon road at Calle Loma and Sagewood. Following are BCSG comments:

The irregular lot design issue was addressed by having an easement on Parcel 1 to accommodate the driveway to parcel 2. And, a road maintenance agreement has been established. The open space designations were dedicated when a previous owner submitted plans to the County. This project is severely slope impacted. Where is the fire department turn-around on parcel 2.

Motion by Mallet to approve as submitted; second by Lintner.

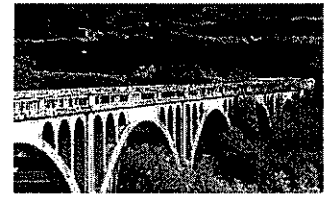
Vote: 3 yeas, 2 nays; does not pass.

<http://www.bcs.org>



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2.4 TM 5498 RPL 2 and Site Plan 7-11 Golf Green Estates - This project proposes 111 homes surrounding the Bonsall Elementary School and was last reviewed at the February 2008 meeting. This project proposes to include a new access to the school off of Camino Del Rey while also providing access to the homes on the east side of the school. For the homes on the west side of the school and Old River Road a crosswalk will be created to access the school.

The roads in the project are proposed to be public roads. In order for them to be designated private roads, the project applicant would need to submit a Major Use Permit.

A motion was made by Norris to accept the project with the following condition: All streets within the development are private. No second; motion dies.

Motion by Lintner to accept the project as submitted tonight; second by Mallett;
Vote: 2 yeas, 3 nays; does not pass.

A motion was made by Lintner to approve the project as presented; second by Mallett; Vote is 2-3 does not pass.

Motion by Norris to continue to one month to gather more information:

- **Research public vs. private streets**
- **Sponsor Group would prefer private streets**
- **Request letter from County regarding acceptance of public streets for a project of this type**

Morgan second; 4 yeas, 1 nay; passed.

3. PERMITS AND VARIANCES

None submitted for review.

4. PROJECTS AND COUNTY ACTION

Department of Planning and Land Use sent a notice of statement of potential reasons for the elimination of access to a state-designated area of identified mineral resource significance (MRZ-2) Merriam Mountains Project. The area encompasses 709 acres within the project boundary and has been designated by the State Mining and Geology Board the county is recommending elimination of the use of the resources in favor of the 2300 residential Community.

5. ADJOURNMENT

